

147.0

0003

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

692,300 / 692,300

USE VALUE:

692,300 / 692,300

ASSESSED:

692,300 / 692,300



PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		HAWTHORNE AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MAGNI PAUL B & PATRICIA E	
Owner 2:	
Owner 3:	

Street 1: 52 HAWTHORNE AVE
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION	
This parcel contains 4,655 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 1563 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4655		Sq. Ft.	Site		0	80.	1.20	9									447,722						447,700	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
101	4655.000	242,200	2,400	447,700	692,300			96602
Total Card	0.107	242,200	2,400	447,700	692,300	Entered Lot Size		GIS Ref
Total Parcel	0.107	242,200	2,400	447,700	692,300	Total Land:		GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	443.07	/Parcel: 443.0	Land Unit Type:		Insp Date

PREVIOUS ASSESSMENT										Parcel ID	147.0-0003-0002.0	!11490!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	101	FV	242,300	2400	4,655.	447,700	692,400	692,400	Year End Roll	12/18/2019			
2019	101	FV	209,700	2400	4,655.	419,700	631,800	631,800	Year End Roll	1/3/2019			
2018	101	FV	209,700	2400	4,655.	347,000	559,100	559,100	Year End Roll	12/20/2017			
2017	101	FV	209,700	2400	4,655.	319,000	531,100	531,100	Year End Roll	1/3/2017			
2016	101	FV	209,700	2400	4,655.	291,000	503,100	503,100	Year End	1/4/2016			
2015	101	FV	204,700	2400	4,655.	285,400	492,500	492,500	Year End Roll	12/11/2014			
2014	101	FV	204,700	2400	4,655.	265,300	472,400	472,400	Year End Roll	12/16/2013			
2013	101	FV	204,700	2400	4,655.	252,400	459,500	459,500		12/13/2012			

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
HEAVEY ELIZABET	21860-595		3/20/1992		181,000

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name		
7/13/1998	478	Wood Dec	3,500					10X22 DECK		5/1/2018	MEAS&NOTICE	BS	Barbara S		
2/9/1998	68	Redo Kit	4,000					REMODEL KITCHEN		3/31/2009	Meas/Inspect	345	PATRIOT		
										1/15/2009	Measured	372	PATRIOT		
										11/18/1999	Meas/Inspect	272	PATRIOT		
										1/1/1982		CM			

Sign: VERIFICATION OF VISIT NOT DATA / / /

